



**Office of the Zoning Administrator
417 E. Fayette Street, Benton Bldg., Room 147**

Ref: 2722 Auchentoroly Terrace

Date: August 9, 2022

This memo is submitted to confirm the review of a request from the owner and/or representative of the property (or properties) referenced above for authorization to:

Convert existing premises into two dwelling units - R-8 Zoning District

Please be advised that the Office of the Zoning Administrator has determined that the authorization requested above (in whole or in part) requires approval by Ordinance of the Mayor and City Council of Baltimore. In the furtherance of said Ordinance approval, the Zoning Administrator has determined that the following variances per the Zoning Code of Baltimore City are required or needed to be incorporated into the bill for approval.

- 9-401. Bulk regulations in the R-8 District: for two dwellings, a lot area of 1,500 square feet is required. The lot area for this parcel is approximately 1,200 square feet.
- 16-203(a) & 16-406. Required Off-street parking: for the additional dwelling, one off-street parking space is required. None is provided.

According to the information provided by the applicant, one two-bedroom unit will be located on the basement and first floor, and one three-bedroom unit will be located on the second and third floor.

This memo is being submitted in accordance with Subsections 5-201 and 5-303 of the Zoning Code for Baltimore City.

Respectfully,

Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
Nickson Toussaint, Applicant
Councilmember James Torrence
Department of Planning